



P R I M E R E S I D E N T I A L

P R E S E N T S

Hazelwood, Loughton



elliott **E | J** james

PRIME RESIDENTIAL

Hazelwood, Loughton



New to the market is this fabulous four-bedroom link detached family home complete with stunning swimming pool, large driveway and spacious garage. Located on a highly sought after cul-de-sac moments from Loughton High Road with its array of fashion and social amenities, Loughton Central Line Station and Epping Forest.

The accommodation is arranged over two floors with the ground floor comprising of entrance hall, cloakroom, bright living room, through lounge currently utilised as a dining room, conservatory with access into the private garden, fully fitted kitchen, separate storage/utility space and a ground floor bedroom with fitted wardrobes.

The first-floor features two spacious double bedrooms one of which benefits from an en suite, family bathroom and single bedroom/study.

Hazelwood is a fabulous location for any family that needs immediate access to transport links (Central Line, M25 - junction 26 & M11 - Junction 5/Southbound) and local amenities. Loughton High Road offers a great selection of local bars, pubs and restaurants as well as a plethora of supermarkets and local cafes. This property is also perfectly positioned for access to Epping Forest and many well-regarded private and public primary and secondary schools.

This property will be offered to the market chain free so an early viewing is highly recommended.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

Daniel Thomas
contact@ejpr.co.uk
0208 0165 333

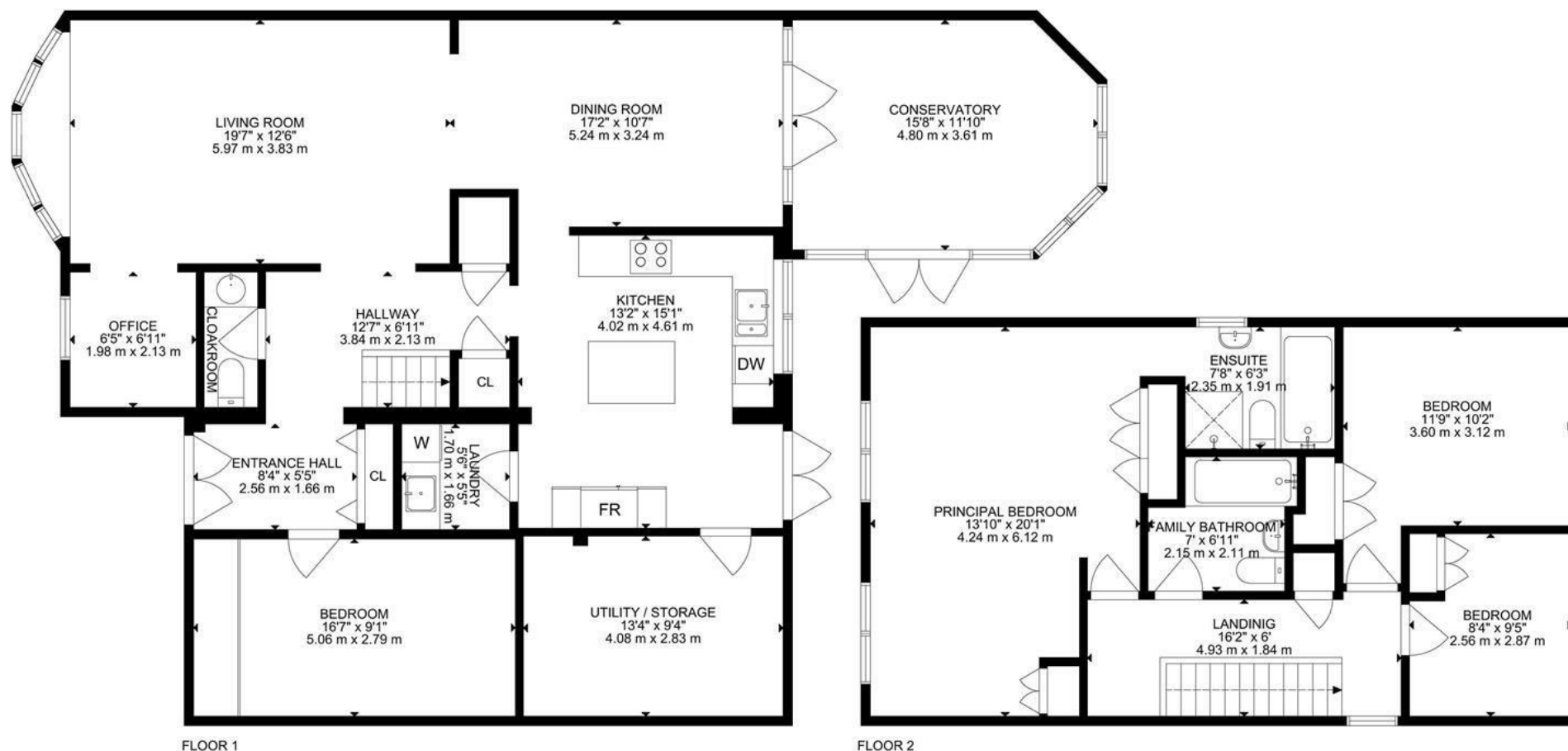
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Sqft 2280.00 sq ft	Type House - Detached	Style 1970s
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

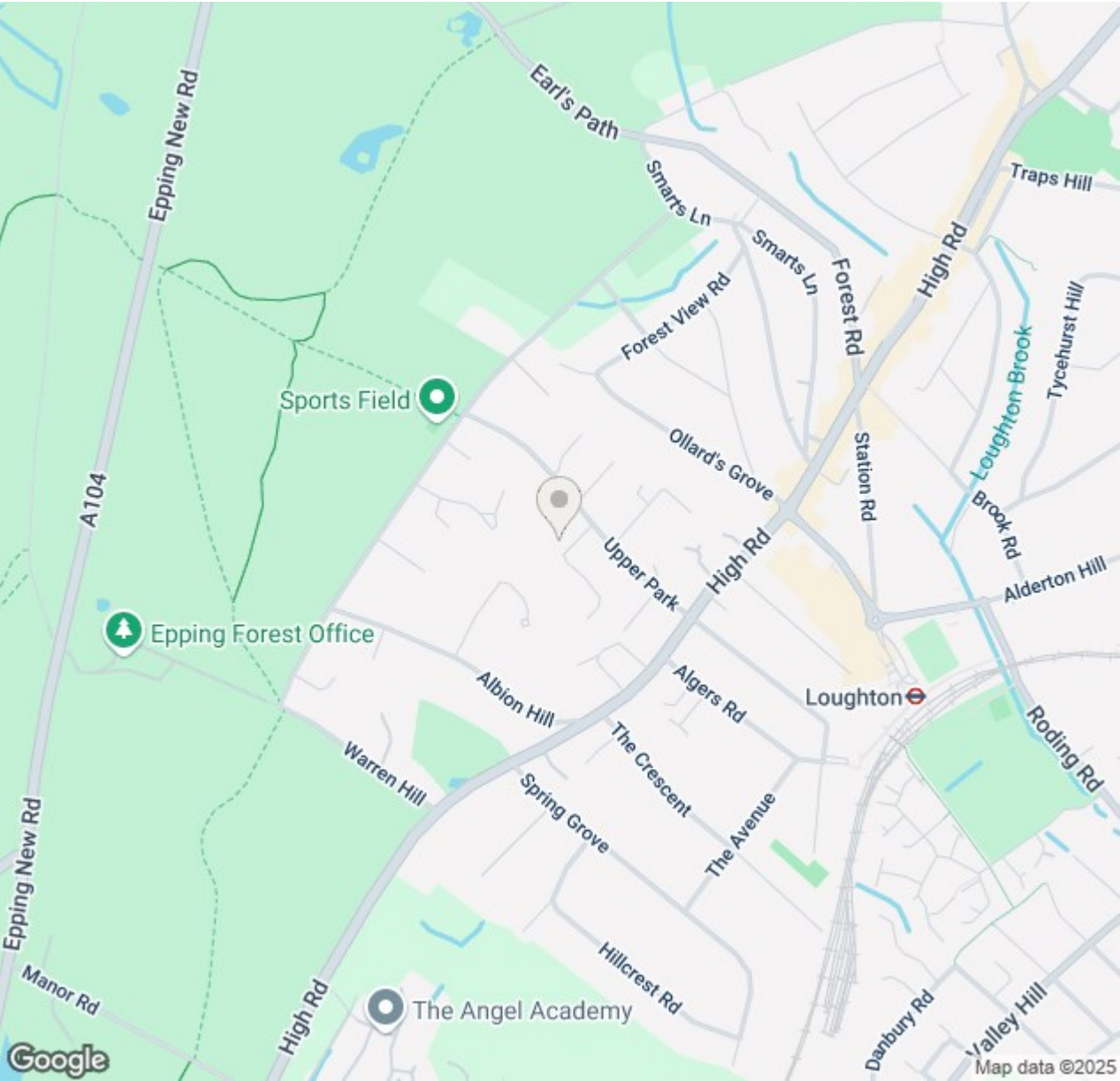
PLANS



GROSS INTERNAL AREA
 FLOOR 1: 1505 SQ FT, 140 m², FLOOR 2: 775 SQ FT, 72 m²
 TOTAL: 2280 SQ FT, 212 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

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